

# 3264 Old Highway 100 Villa Ridge, MO. 63089

**Sale Price: \$141,900**



## Contact:

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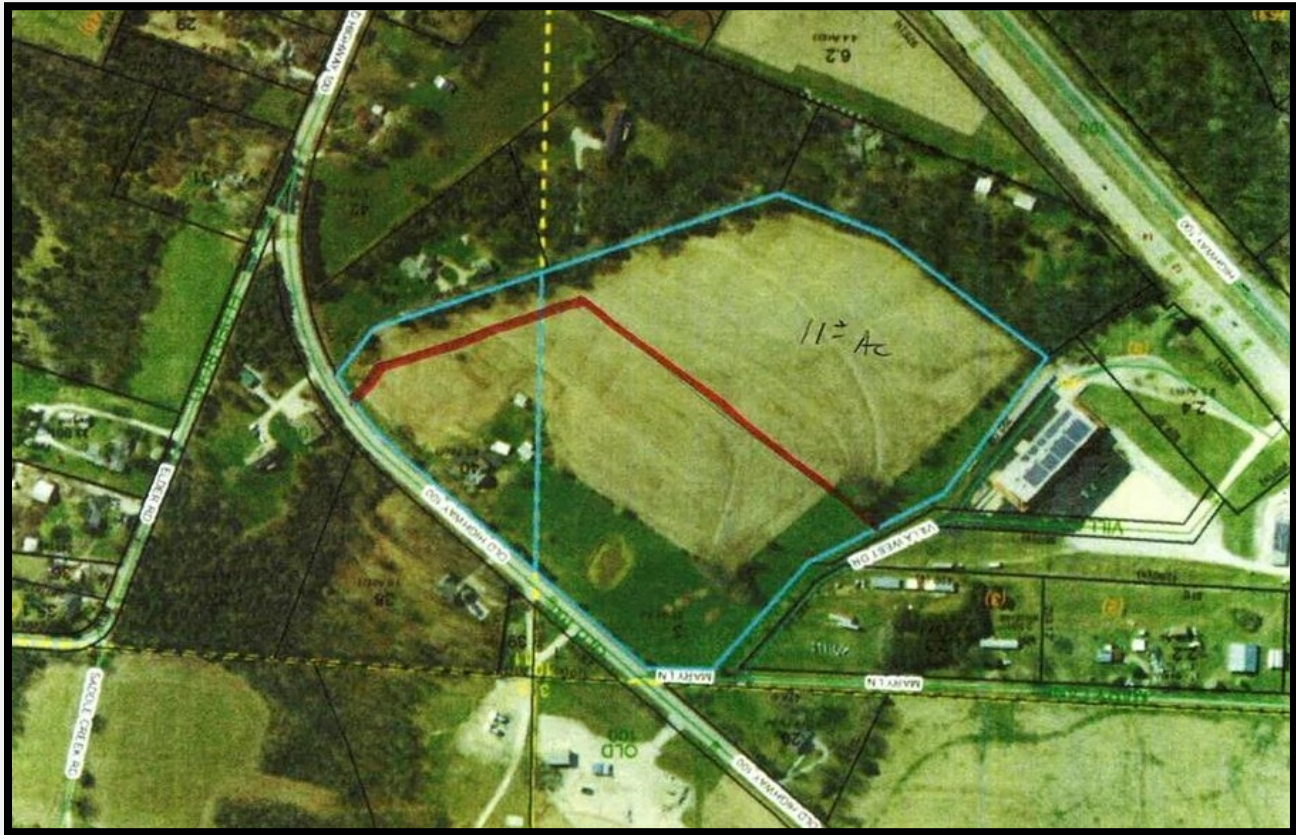
Gently rolling 11+/- acres as part of larger 22+/- acre parcel for \$12,900 per acre. Property to be subdivided prior to closing. Additional acreage and house available (see listing #18075867). Taxes are for the entire 22 acre parcel.

**DIRECTIONS:** Hwy 44 to Hwy 100 go 2 miles to 2nd stop light. Old Hwy 100 turn right, property is 1/2 miles on the left.



17813 Edison Ave. ♦ Suite 200 ♦ Chesterfield, Missouri 63005

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<b>Area Information / Property Description</b>	
<b>County</b>	Franklin
<b>Subdivision</b>	None
<b>School District</b>	Pacific / Meramec
<b>High School</b>	Pacific High
<b>Middle School</b>	Meramec Valley Middle
<b>Elementary School</b>	Coleman Elementary
<b>Lot Size</b>	11.00+/- Acres
<b>Lot Description</b>	Gently rolling, meadow
<b>Street Access</b>	County Road
<b>Taxes</b>	\$1,140 / 2017—for entire 22ac parcel
<b>Associations Fees &amp; Restrictions</b>	None
<b>Utilities</b>	<b>Water:</b> Public <b>Electric:</b> Yes <b>Telephone:</b> Yes <b>Sewer:</b> None

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

**PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**



## Cross Property Agent Only Format

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Status is 'Sold' Search Contractual Date is 9/28/2018 to 9/28/2017 Latitude, Longitude is within 0.50 mi of 18076869 Province is 'Missouri'

**ML#:18076869 AD: 3264 Old Highway 100, Villa Ridge 63089-1304 Area: Pacific/Meramec R Stat: Active**



<b>Agent ID:</b> PASHAW	<b>BC:</b> SHAW	<b>Brkr:</b> Tom Shaw, REALTORS	<b>Ph:</b> 636-532-1922
<b>Tax Juris:</b> Franklin	<b>Ti#:</b> 00-0-000-0-000-000		<b>Dual:</b> Y <b>Tran:</b> Sale
<b>Muni/Twp:</b> None	<b>Subdiv:</b> None		<b>Taxes/Yr:</b> \$1,140/2017
<b>Schl Dist:</b> Meramec Valley R-III			<b>Agrmt Type:</b> XR/NOTA
<b>EL:</b> Coleman Elem.	<b>JR:</b> Meramec Valley Midd	<b>SR:</b> Pacific High	<b>Pri/Sqft:</b>
<b>SA:</b> 1	<b>BA:</b> 2.5	<b>TA:</b> 0	<b>AF\$:</b> /
<b>Style:</b>			

### Description

<b>Prop Type:</b> Acreage & Farms	<b>Gar Info:</b>	<b>Beds:</b> 0	<b>Bth(F/H):</b> 0(0 0)
<b>Style:</b>	<b>#Carprt:</b>	<b>Upp Bd:</b> 0	<b>Up Bth:</b> 0/0
<b>FP:</b> 0	<b>FP Loc:</b>	<b>Mn Bd:</b> 0	<b>Mn Bth:</b> 0/0
<b>Lot Dim:</b>	<b>Acres:</b> 11.000 ac	<b>Appr SqFt:</b>	<b>Low Bd:</b> 0
			<b>Lw Bth:</b> 0/0
			<b># Rms:</b> 0
			<b>Ttl Bth:</b> 0.0

<b>Arch:</b> Traditional, Other	<b>Basement:</b>	<b>Ownership:</b> Private
<b>Construction:</b>	<b>Condition:</b> Unknown	

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**Remarks:** Gently rolling 11+/- acres as part of larger 22+/- acre parcel for \$12,900 per acre. Property to be subdivided prior to closing. Additional acreage and house available (see listing #18075867).

Taxes are for the entire 22 acre parcel.

### Room Dimensions & Additional Information

**Discl:** Sellers Discl Not Av

<b>Cool:</b>	<b>Utilities</b>	<b>Sewer:</b> Other/None
<b>Heat:</b>	<b>WtrSoftnr:</b>	<b>Water:</b> Public
<b>Source:</b>	<b>Cable Avl:</b> No	<b>Wtr Heater:</b>
<b>Utility Avg:</b>		

<b>Orig List Price:</b>	<b>Entry Date:</b> Final	<b>2nd Mortgage:</b>
<b>Poss Buy \$:</b> No	<b>Spec Cond:</b> None	
<b>Selling Terms:</b> Cash, Conventional		

### Office Information

<b>Agent Name:</b> Patrick R Shaw (ID: PASHAW)	<b>Contact Phone:</b> Additional: 314-503-4880	
<b>Email Addr:</b> pshawrealtor@gmail.com	<b>Fax:</b>	
<b>Co-Agent:</b> John L Shaw (ID: SJSHAW)	<b>Contact Phone:</b> Additional: 314-503-4882	
<b>Email Addr:</b> jshawrealtor@gmail.com		
<b>Owner Name:</b>	<b>Owner Phone:</b>	
<b>Occup Name:</b>	<b>Phone to Show:</b>	
<b>Possession:</b> At Closing	<b>Licensee Assist'g Seller:</b> Designated Agent	<b>List Assoc#:</b>
<b>Show:</b> By Appointment Only, Call Listing Agent		<b>Ad Code:</b>
		<b>CDOM:</b>

Presented By: Sheena Mulhall Phone: 636-532-1922

Listings as of  
09/28/2018 at 11:05 AM

All information herein has not been verified and is not guaranteed.  
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